

**Planning Commission Meeting Minutes  
December 7, 2021**

Minutes for the Regular Meeting for the Planning Commission of the City of Auburndale, Florida held Tuesday, December 7, 2021, at 4:00 pm in the City Commission Room at City Hall, after having been properly advertised with the following members present – Chairman Perry Price, Vice-Chairman Danny Chandler, Commissioners, Mike Chevalier, Matt Maloney, and Brian Toune. Also, present was Community Development Director Julie Fife, City Planner Jesse Pearson, and Secretary Marsha Johnson. Absent were Commissioners Jody Miller and Jere Stambaugh.

Chairman Perry Price declared a quorum and the Meeting was called to order and opened with the pledge to the American Flag.

**Motion** was made by Commissioner Matt Maloney and seconded by Commissioner Danny Chandler to approve the minutes as written from the November 2, 2021, meeting. Upon vote all ayes.

Community Development Director Julie Fife thanked the Commission for their service this year and wished them a Happy Holiday.

Chairman Perry Price closed the Regular Meeting and opened the Public Hearing.

**AGENDA ITEM 1: PUBLIC HEARING** – LAND DEVELOPMENT REGULATION TEXT AMENDMENT- FLORIDA WATER STAR PROGRAM

Community Development Director Julie Fife the Planning Commission will take public comment and consider a proposed amendment to the Land Development Regulations before making a recommendation to the City Commission. Notice of Public Hearing 11/24/2021. City Staff is proposing an amendment to the Administration and Procedures Manual and Chapter 10, Landscaping of the Land Development Regulations. The suggested text amendment includes language to outline water conservation standards under the Florida Water Star Program (FWS), a program under the Southwest Florida Water Management District. The Florida Water Star program is a statewide, voluntary water conservation certification program for new and existing residential homes and commercial buildings. The program encourages water efficiency in appliances, plumbing fixtures, irrigation systems and landscapes, as well as water quality benefits from landscape best management practices. Builders will have two options to meet the code requirements included in the text amendment. The two options provide the builder with some flexibility and are as follows:

• **Option One:**

Schedule a Florida Water Star inspection and certificate to obtain a Certificate of Occupancy.

• **Option Two:**

Two-step process:

Submit "Letter of Certification of the Design for an Irrigation System," signed by an irrigation design professional certifying the design is consistent with the requirements in the Land Development Regulations to obtain a building permit.

Submit "Letter of Completion Certifying Compliance with Design for Irrigation System" signed by an irrigation design professional consistent with the design before issuance of Certificate of Occupancy.

Local governments that have written the Florida Water Star regulations into ordinance include Davenport, Mulberry, Lake Alfred, Lake Hamilton, Polk City and Bartow. Staff recommends approval of the proposed Land Development Regulation text amendment.

Chairman Perry Price asked for public comment, there was none.

Close Public Hearing and reopen regular meeting

**AGENDA ITEM 2: RECOMMENDATION AMENDING THE LAND DEVELOPMENT REGULATIONS**

**MOTION** was made by Commissioner Matt Maloney and seconded by Commissioner Mike Chevalier to accept the changes as written. Land Development Regulations – Florida Water Star Program.

Commissioner Brian Toune asked about the penalty phase.

Community Development Director stated she had meetings today regarding that phrasing. We are going to remove that last sentence in the Ordinance before it gets to the City Commission. We feel our current regulations will help with that.

Commissioner Brian Toune stated everyone now is grandfathered in, right?

Community Development Director stated yes. It is only if they change their current landscaping plan over 50% which we consider a major modification.

Commissioner Brian Toune asked if we will need more staff.

Community Development Director stated no sir. If they choose Option One, they can find a list of the Florida Water Star inspectors. They would choose them and schedule an inspection. They would submit that with their permit application. Option Two is they are submitting a letter and our inspectors would go through it and make sure they comply. The letter needs to address all issues and meet all the criteria and then offer them a Certificate of Occupancy. Our current inspectors will handle this like any site plan. It would be submitted just like a regular Building Permit.

Commissioner Brian Toune stated he was thinking of all the hundreds of homes being built.

Community Development Director stated when a large development comes in, we see a site plan as a whole. We see an irrigation plan, roads, and drainage, etc. We would be working more one on one with the individual that is building a home on their own single lot. It will become part of our review process, residential and commercial. The real reason behind this program is to help with conservation. This is developed with SWFWMD and the Central Florida Water initiatives. It is to help with the issues we have in Florida with water conservation.

Chairman Perry Price asked if there is any cost to the homeowner.

Community Development Director stated not a specific cost to the homeowner other than what they would normally be required to put an irrigation system in. There may be additional costs to put in appliances or materials that are under this certification process.

Commissioner Danny Chandler asked how this will affect people that do not need a Certificate of Occupancy, that already own a residence and want to put in a brand new irrigation system.

Community Development Director stated when residents want to do a modification on their home, they would have to pull a permit and follow those guidelines.

Commissioner Danny Chandler asked if they were threatened with the Certificate of Occupancy.

Community Development Director stated no, not threatened. They will need to meet the standards that we have.

Commissioner Mike Chevalier asked if this was for those using wells or city water or pulling from lakes.

Community Development Director stated she has read through the criteria and believes it is for any water users. To make sure the heads that they are using on their irrigation system are reducing the amount of water that is being used. It is also allowing for energy star appliances, which a lot of us use already. It is trying to make sure that overall, we are being conservative of water.

Chairman Perry Price asked what the 43,000 number was she gave in her presentation.

Community Development Director the Florida Water Star Certification can reduce water used by up to 48,000 gallons per year. Saving them annual utility bills. That was provided to us by SWFWMD.

Commissioner Perry Price asked how that saves.

Community Development Director stated it is data that they have used in their analysis that if this plan is implemented it could save the homeowner up to 48,000 gallons of water per year.

Commissioner Perry Price stated that he didn't believe that.

Community Development Director clarified with the chairman that is gallons not dollars.

Commissioner Perry Price asked why hasn't the County done it.

Community Development Director stated this was all presented at the same time, it is an initiative with SWFWMD. Davenport, and Lake Hamilton have adopted this, Winter Haven has not at this time. It is currently on the desk one of the deputy county managers. I believe they are looking to do this initiative soon.

Upon vote all ayes.

Chairman Perry Price closed the Regular Meeting and reopened the Public Hearing.

**AGENDA ITEM 3: PUBLIC HEARING** – FUTURE LAND USE AND ZONING MAP AMENDMENT – MANCINI PROPERTY

City Planner Jesse Pearson the Planning Commission will consider and take public comment on a Future Land Use and Zoning Map amendment before making a recommendation to the City Commission. Notice of Public Hearing 11/24/2021. The city has received a request from Jonathan Huels, (present in the meeting today), on behalf of Daniel Mancini to amend the City of Auburndale's Future Land Use and Zoning Map. In December of 2005, the City approved a Future Land Use request establishing Tourism Commercial Center (TCC) and a Zoning classification of Commercial Highway (CH) on +/- 7.21 acres. The property is located on C. Fred Jones Blvd, west of CR 559 and south of Interstate-4. The subject property is currently vacant. The applicant proposes to amend the City Future Land Use classification of Tourism Commercial Center (TCC) to Business Park Center (BPC) and amend the City Zoning classification from Commercial Highway (CH) to Light Industrial (LI) on +/- 7.21 acres. The Land Use of Business Park Center allows for light assembly plants, or warehouse facilities, offices, distributors, research, and development. The Light Industrial classification permits light manufacturing, processing, storage and warehousing, wholesaling, and distribution. This request is consistent with the existing Future Land Use and Zoning classification adjacent to the west, also owned by Daniel Mancini, and is compatible to existing development to the east. The current request allows the construction of a future distribution warehouse. The project is known as the Auburndale Commerce Center and sits adjacent to the Amazon Distribution Center. Following Staff's presentation of the amendment and public comment, the proposed amendment will be considered by the Planning Commission for a recommendation to the City Commission. At this time the property was shown and explained on the screen. Staff recommends approval of the proposed Future Land Use and Zoning Map amendments to the City Commission.

Chairman Perry Price asked for public comment, there was none.

Chairman Perry Price closed the Public Hearing and reopened the Regular Meeting.

**AGENDA ITEM 4:** RECOMMENDATION AMENDING THE FUTURE LAND USE MAP

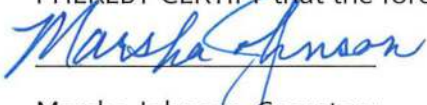
**MOTION** was made by Commissioner Brian Toune and seconded by Commissioner Matt Maloney to amend the Future Land Use Map – Mancini. Upon vote all ayes.

**AGENDA ITEM 5:** RECOMMENDATION AMENDING THE ZONING MAP

**MOTION** was made by Commissioner Danny Chandler and seconded by Mike Chevalier to amend the Zoning Map – Mancini. Upon vote all ayes.

Chairman Danny Perry Price stated the meeting was adjourned at 4:21 p.m.

I HEREBY CERTIFY that the foregoing minutes are true and correct.

  
\_\_\_\_\_  
Marsha Johnson, Secretary